

**MINUTES**  
**Planning and Zoning Commission & Architectural Board of Review**  
**City of Willoughby Hills, Ohio**

**August 6, 2015**

**CALL TO ORDER 7:00 P.M**

**PRESENT:** Chairman Christopher Smith, Vice Chairman John Lillich, Mayor Robert Weger, Council Representative David Fiebig (arrived 7:07 pm), Joseph Zawatski and Michael Tyler

**ABSENT:** Jonathon Irvine.

**ALSO PRESENT:** Building Commissioner Fred Wyss, City Engineer Pietro DiFranco, BZA Rep Frank Cihula and Clerk Katherine Lloyd

**MOTION:** John Lillich moved to excuse Jonathon Irvine from tonight's meeting.  
Seconded by Joseph Zawatski  
Roll call: Ayes Unanimous  
**Motion passes 6/0.**

**Correspondence:**

- Letter dated 7/28/15 from Willoughby Hills Board of Building & Zoning Appeals to Michael Faralli RE: Case 2015- 2804 S.O.M. Center Rd.
- Memo dated 7/30/15 from Pietro DiFranco, City Engineer to Planning & Zoning Commission & Architectural Board of Review RE: 2802 S.O.M. Center Rd (PPN 31-A-006-F-00-012-0)
- Memo dated 8/3/15 from Kevin Trepal, Asst. City Engineer, RE: 2537 Maple View Ln. PPN 31A-012-D-017-0)
- Letter dated 8/4/15 from Lake County Soil & Water to Joe Grcar RE: 2537 Maple View Lane.

**Disposition of Minutes**

**Meeting of June 18, 2015**

**MOTION:** David Fiebig moved to approve the Minutes of June 18, 2015 as presented.  
Seconded by Joseph Zawatski  
Roll call: 4 Ayes and 1 Abstention (Smith)  
**Motion passes 4/0.**

**ARCHITECTURAL BOARD OF REVIEW**

**Public Portion opened at 7:04 P.M.**

No Public input

**Public Portion closed at 7:04 P.M.**

**1.) Mike Faralli**

Contractor: Mike Faralli

**2804 S.O.M. Center Rd. – Building Addition – PPN 31-A-006-F-00-012-0**

Plans stamped received in Building Department 7/16/2015

Plans stamped reviewed by Building Department 8/3/2015

Plans reviewed by City Engineer 7/30/2015

Present: Michael Faralli and Charles Fazio (architect)

**Owner/Representative Comments:**

- The Board has seen this once before.
- We would like to add 1200 square foot to the building that houses the Day Care because they need more room. It will be one large room.
- We are putting a roof on the flat structure to give it more character.
- White siding and shingles will give a more residential feel to the building.

**City Engineer's Comments (DiFranco):**

Memo dated 7/30/15 from Pietro DiFranco, City Engineer to Planning & Zoning Commission & Architectural Board of Review RE: 2802 S.O.M. Center Rd (PPN 31-A-006-F-00-012-0)

**Board Comments**

(Smith) Will there be any electrical or plumbing in the new addition? *Yes, there will be.* Any bathrooms? *No.*

(Lillich) It is a nice job.

(Smith) It is very nicely designed.

**MOTION:** John Lillich moved to approve the plans for the Building Addition at 2804 S.O.M. Center Rd. as submitted.  
Seconded by Mayor Weger

Discussion:

(Cihula) The drawing shows three windows on each side. In reality, there are four.

*We are removing those to put the entry on.*

Voice Vote: Ayes Unanimous

**Motion Passes 6/0**

**Council Representative David Fiebig arrived 7:07 pm.**

2.) Joe Grcar

Contractor: Joe Grcar

**2537 Maple View Ln. – New Home - PPN 31-A-012-D-017-0**

Plans stamped received in Building Department 8/6/2015

Plans reviewed by Building Department 8/3/2015

Present: Building Commissioner Fred Wyss represented Joe Grcar who had an emergency.

**Owner/Representative Comments:**

- The house he tore down was a plain brick building.
- The new house will have Canyon Clay colored siding and stone with a stamped poured concrete foundation and asphalt Pinnacle shingles. The color of the stone is Torino Weather Ledge

**City Engineer's Comments (DiFranco):**

Memo dated 8/3/15 from Kevin Trepal, Asst. City Engineer, RE: 2537 Maple View Ln. PPN 31A-012-D-017-0)

**Board Comments**

(Lillich) The stone is around the whole house? *No, it is just in the front.* They will need to wrap the stone 24 inches around the sides.

(Smith) It looks like he is doing a water table. Will it go all around the building? *Page 3 shows it just ending.* *We can ask him to wrap it 24 inches around the sides.* The purpose of water table is to

simulate when houses were built on stone foundations. The site slopes from the front to the back. It would not look good if it wrapped. You would not lose much because he has the stamped brick foundation. Will he stain the stamped brick? *There is so much he would probably spray stain it after the fact.*

(Lillich) It looks like a big blank wall but it is set back away on a cul-de-sac lot. It looks like he trimmed out around the windows? *He is using a large 2 ½ inch brick mold around vinyl windows*

(Smith) The plans note that the window will be white low-E glass with 2 ½ in brick mold.

(Wyss) There is a nice belt board trim on the top and overhangs.

(Lillich) The house design will fit nicely with everything on the street. The plans lack detail.

(Weger) The notes are there

(Wyss) There is no detail noted for the garage door.

(Lillich) We usually ask for a panelized door.

(Cihula) Behind the previous house there was an existing in-ground pool. *It is not there now.*

(Fiebig) Has the collapsed septic tank been removed already? *The memo from the Health Department specifies that the collapsed septic tank be replaced before the house is occupied. The Health Department approval is conditional upon inspection before final approval. They cannot approve a septic system that is already in until it has been in use for about 3 months.*

**MOTION:** John Lillich moved to approve the New Home at 2537 Maple View Ln. with the condition that the garage door be panelized; that the stamped brick foundation be stained a compatible color; and that the stone be wrapped around the right and left elevation at least 24 inches

Seconded by Joseph Zawatski

Voice Vote: Ayes Unanimous

**Motion Passes 6/0**

#### **PLANNING COMMISSION**

**Public Portion opened at 7:24 P.M.**

None

**Public Portion closed at 7:24 P.M.**

#### **UNFINISHED BUSINESS**

Last meeting Mr. Perrino requested that Board make an exception to the tree plan approved for Maple Valley subdivision. Mr. Lillich submitted an article, "*Ulmus parvifolia* 'Dynasty': 'Dynasty' Chinese Elm" based research he did using the tags on the trees already planted. These are the trees described on the approved landscape design. The Chinese Elm are what have been planted on the entire rest of the street. The condition of all the transplanted trees was discussed.

Mr. Perrino has planted 3 Maple trees in the 130-foot area and not the 5 trees approved for the 130-foot area. Those Maple trees are not on the approved landscape design.

#### **NEW BUSINESS**

None

#### **MAYOR'S REPORT**

None

#### **COUNCIL REPRESENTATIVE'S REPORT (Fiebig)**

None

#### **BUILDING COMMISSIONER'S REPORT**

Mr. Wyss stated that the Planning Commission already approved the Maple Valley subdivision and landscape plan. When Mr. Perrino submits his revised tree plan, it will be denied. He has objected to the plan that was approved for the whole street. He wants fewer trees than the plan submitted by


Osborne's landscape architect. Everyone else has complied including the home owners and ProBuilt Homes

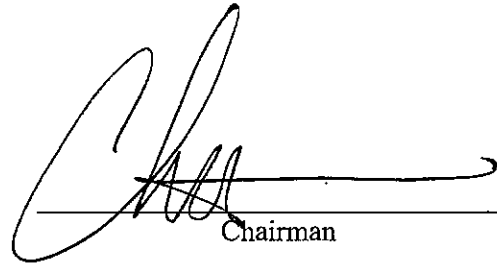
**CHAIRMAN'S REPORT**

None

**MOTION:** David Fiebig moved to adjourn  
Seconded by John Lillich  
Voice Vote: Ayes Unanimous  
**Motion Passes 6/0**

**Meeting Adjourned at 7:32 P.M.**

  
Katherine Lloyd, Clerk

  
Chairman

Date Approved 8/10/15

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